



Town of Carlisle

MASSACHUSETTS 01741

Office of
PLANNING BOARD

MINUTES

August 28, 1978

Present: Sauer, Young, Hannaford, Kulmala, Raftery, Chaput

In reviewing the minutes of the August 14 meeting, Kay Kulmala suggested that changes to the Rolando covenants be spelled out: "that additional language concerning the responsibility and obligation for maintenance be added to paragraphs 3 and 8 of the covenant." The minutes were accepted as amended.

Hemlock Hill - George Nickerson indicated that the new revised legal description for the drainage easement on Lot 5 is being prepared and will be forwarded to Town Counsel. Nickerson also asked for release of Lots 4 and 13 on Hemlock Hill Road. The report from the Town's engineers, CVP, and site inspection by Frank Hannaford indicated there is no reason not to release the lots. Since Lots 15 and 20 on Laurelwood Road have not yet been released, the Board still holds the necessary surety.

Mary Kelley brought in a request for release of Lots 2 and 6 of the Red Pine Estates, a minor subdivision with a private way. The two lots were not released at the time of subdivision and the release is now necessary for transfer of a property. The two lots were duly released. Tom Raftery indicated that he would prepare a standard release form to be used in the future.

Valleyhead - Chris Nelson brought an amended plan for the northerly side of South Street. The Board determined that since this was not a subdivision as defined under Chap. 81 L, approval under the Subdivision Control Law was not required. However, the 250 foot street dimension of 81 L was required. Discussion was held that signature of the plan would create a violation of the Zoning Bylaw, Article 6, Section 4.A.5, which states that "no lot on which a building is located shall be subdivided, reduced in area or changed in size or shape so that the building or lot fails to comply with the area, frontage, setback, yard or other provisions of this Bylaw." However, according to Raftery, the Board can act only under the Subdivision Control Law, and since the lots had the required frontage

and acreage, the Board could not, under Chap. 81 P withhold signature of the plan as Approval Not Required. It was indicated that the Zoning requirements for setbacks would be met when Charbonneau applied for a building permit for alteration or construction and that he could also apply to the Board of Appeals for a variance. Motion was made to sign the plan as Approval Under the Subdivision Control Law Not Required with two conditions:

1. Delete the wording on the plan which states "the buildings however, sit in their present location prior to the adoption of the Subdivision Rules and Regulations and Zoning By-Laws by the Town of Carlisle."
2. A letter will be sent to Charbonneau with copies to Him Barron, the Selectmen and the Planning Board expressing the Board's concern that the drawing of the lot lines violates Article 6, Section 4.A.5. of the Zoning Bylaw and it is therefore the Board's opinion that a variance would be required before a building permit can be issued for any alteration.

Vote of the motion was as follows: In favor--Young, Kulmala, Hannaford and Raftery; opposed--Sauer and Chaput. The plan was signed as Approval Not Required.

Mr. Charbonneau's revised plan, dated August 28, 1978, for the southerly side of South Street for a ten-lot subdivision, plus two parcels which are noted as not being building lots, was signed as Approval Not Required. The original signed plan of May 12, 1978 had been revised to amend a septic system easement and to create a nonbuildable lot.

Review of the Flood Plain Maps - Kay Kulmala indicated that the maps have been revised to include the changes originally noted by the Board. The plans will be available to the public at the Town Offices.

A letter was received from the Building Committee requesting review of the plans for construction on the Conant Land. The plans are being studied.

The Open Space and Recreation Report was discussed and changes and amendments pertaining to the Planning Board initiatives and actions reviewed. A motion was made and seconded to approve the following statement which will be incorporated in a letter to the Office of Environmental Management: "The Planning Board has reviewed the Open Space and Recreation Plan and finds it to be generally consistent with its understanding of Carlisle's planning goals and objectives. In particular, the Board agrees that the matters listed under 'Planning Board Initiatives' in Chapter IV are appropriate items for its agenda."

Mr. Rolando presented the revised maintenance covenant for Riverloft. Minor changes repeating wording of the purposes of the covenant and a requirement that the covenant be attached to each deed were requested and agreed to by Rolando. The Conservation Commission requested a notation that culverts will also be maintained. With these minor revisions, Rolando will have satisfied the Planning Board's requirements for the common driveway permit approval.

Respectfully submitted,

Vivian F. Chaput
Secretary Pro Tem